



Construction Manager At Risk GMP Amendment

MIAMI BEACH

October 21, 2015

REQUESTED ACTION

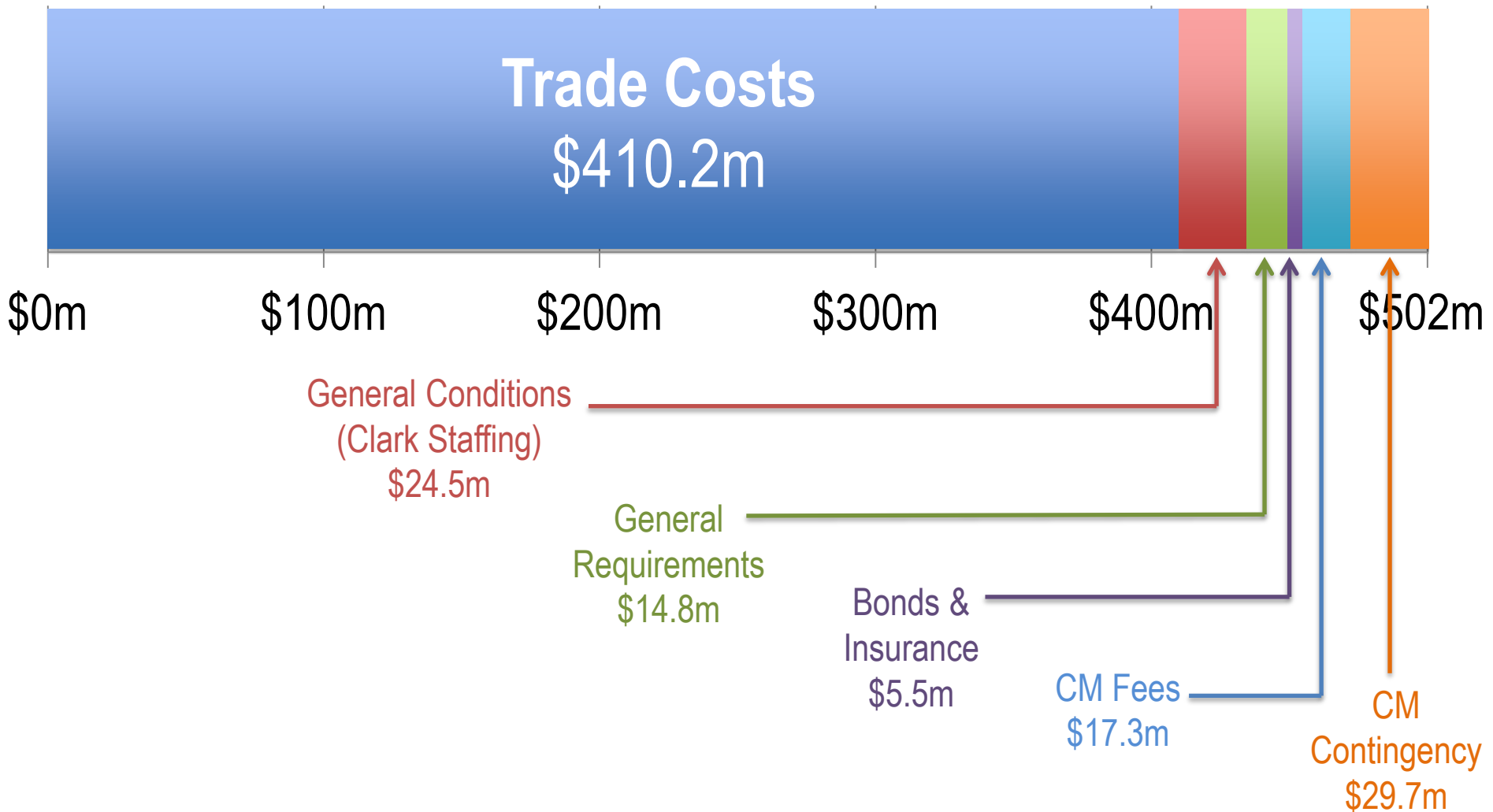
- Request Approval of GMP Amendment
- Request Approval to Implement the 1% Resort Tax

GMP AMENDMENT

- Guaranteed Maximum Price
 - Trade Costs
 - General Conditions (Staffing)
 - General Requirements
 - Bonds/Insurance
 - Construction Manager Fees
 - Construction Manager Contingency
- GMP Drawings Set
- Clarifications
- Schedule – June 30, 2018 Substantial Completion

CONVENTION CENTER GMP

\$502M



TRADE COST

\$410.2M – 81% OF NET GMP

Subcontractor Notification

Clark Database,
Newspapers, Trade
Journals

GMP

Document Set
65% CDs
2,250 Drawings
3,000 Specs

62 Trade
Packages

Critical 7 - \$200m

Electrical – Plumbing – HVAC – Window Wall - Exterior “Fins” – A/V - Elevators/Escalators

Pre-
Qualify

Bid

Scope

Final
Bid

Select

Award

Next 3 - \$100m

Demolition – Concrete - Steel

Pre-
Qualify

Bid

Scope

Final
Bid

Select

Award

Remaining 52 - \$100m

Landscape – Drywall – Roofing – Doors/Frames – Finishes – Fixtures - Kitchen – etc.

Pre-
Qualify

Bid

Scope

Final
Bid

Select

Award

GENERAL CONDITIONS

GENERAL REQUIREMENTS



General Conditions - \$24.5m

- Clark's management team
- Office trailers
- Utilities
- Technology
- 44 full time on-site staff
- 15 part time staff off-site
- 193,203 hours
- \$110/hr average
- Capped, reduced if actual hours less

General Requirements - \$14.8m

- Cranes
- Equipment
- Temporary partitions (Basel/Other)
- Temporary shoring
- Dumpsters
- Fire watch (Basel/Other)
- Security guards
- Site cleaning

CONVENTION CENTER GMP

\$502M



GMP savings split 75% to City and 25% to Clark

OTHER GMP PROJECTS

\$13.5M



Off-site Storm Water Connection Culvert
17th to Dade - \$3.5m

P-Lot Park
\$10m

TOTAL GMP

Convention Center GMP	\$502.0
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Other Items GMP	<u>13.5</u>
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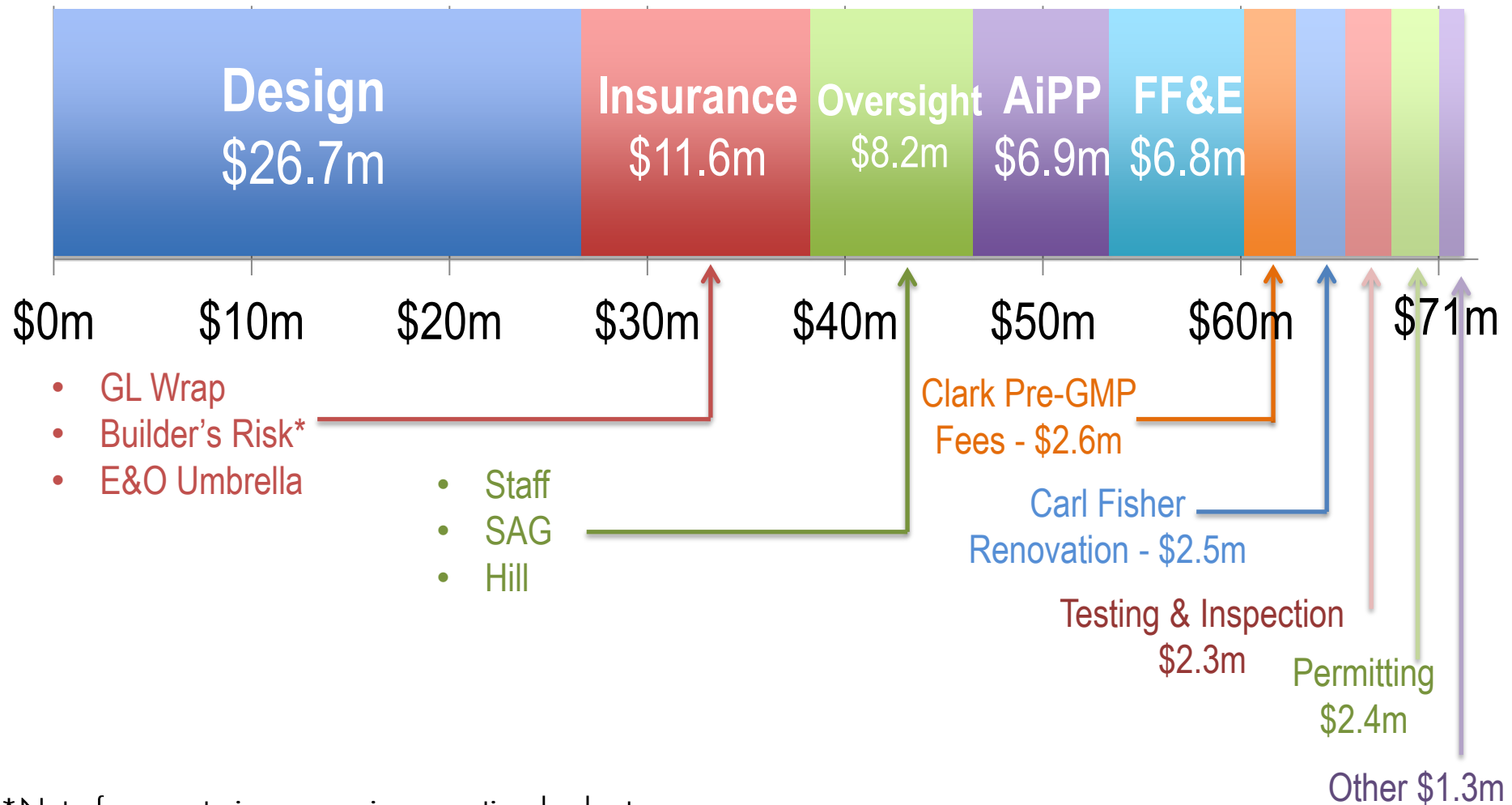
GMP	515.5
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Direct Purchase Tax Savings	<u>-6.0</u>
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Net GMP	<u><u>\$509.5</u></u>
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OWNER COST

\$71.3M



OWNER'S CONTINGENCY

\$35M

Provides for:

- What is not “reasonably inferable” in drawings
- Compliance with building and life safety codes not currently contemplated
- City driven delays
- Force majeure delays
- Unforeseen costs to keep convention center open
- Differing site conditions
- Post-hurricane or storm-related damages not covered by insurance or not funded timely
- Other project cost not provided under the GMP

OWNER CONTINGENCY CONTROL

- Must be used for agreed upon uses only
- Decisions needed timely to maintain critical path
- Will bring for Commission approval when practical
 - City Manager can commit if Commission unable to act timely
- Will report each use to Commission monthly

TOTAL PROJECT BUDGET

Convention Center GMP	\$502.0	81.5%
Other Items GMP	<u>13.5</u>	2.2%
GMP	515.5	83.7%
Tax Savings	<u>-6.0</u>	-1.0%
Net GMP	509.5	82.7%
Owner Costs	71.3	11.6%
Owner Contingency	<u>35.0</u>	5.7%
Total Budget	<u>\$615.7</u>	100.0%

June 30, 2018 Substantial Completion

REQUESTED ACTION

- Request approval of GMP Amendment
- Request approval to implement the 1% Resort Tax